

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



Tel: (978) 582-4147 ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
Information Meeting
Dippin Donuts, 457 Massachusetts Avenue
August 27, 2012

Meeting Posted: Yes

Time: 6:30 PM

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Present: Emerick R. Bakaysa, Chair, Joanna L. Bilotta-Simeone, Vice Chair, Thomas W. Bodkin, Jr., Robert J. Saiia, Nathan J. Lockwood

Absent: Marion M. Benson, Planning Director

The Information Meeting opened with the Chair reading the legal notice published in the Sentinel & Enterprise, August 20, 2012. The Meeting was to hear and discuss a Development Plan Review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for a Dippin' Donuts facility at 457 Massachusetts Avenue.

Property owner is S & S Realty Trust, Diane Wright, c/o Showroom Sammy's, 455 Massachusetts Avenue. Applicant is Paul Karapatsas, 122 Cross Street, Lunenburg, MA.

Jamie Rheault, Whitman & Bingham Associates presented on behalf of Mr. Karapatsas. The existing building, Showroom Sammy's, will be renovated to fit Dippin' Donuts. There will be no pavement expansion; the existing pavement will be striped with 15 parking spaces. A septic system plan has been submitted to the Board of Health. The Board of Health will approve the system prior to construction. There will be no site work other than upgrading the system. A grease trap will also be installed. There will be a drive-thru which is an allowed use and will not require a variance or special permit from the Zoning Board of Appeals. Applicant has submitted to the Conservation Commission for a Determination of Applicability. There will be no change to curbing.

Photos of the site were available, taken by Police Chief James Marino. He felt traffic was not an issue.

As this is an existing building with no site work being done, Mr. Rheault questioned as to whether or not a peer review was necessary. Only changes are adding a drive-thru and striping the parking spaces. Board discussion ensued as to waiving of a peer engineer review. Chair Bakaysa was of the opinion that a review should take place to see if the site work would impact on the drainage to the surrounding area and in case there was something on the plan that could have ramifications for the Town in the future. Mr. Lockwood was in agreement with Mr. Bakaysa. Ms. Bilotta-Simeone and Mr. Bodkin Jr. were of the opinion that a peer review was not necessary. Motion made, Mr. Bodkin Jr. to waive peer review given the existing structure and the use made by the Applicant, Second, Ms. Bilotta-Simeone, Roll Call Vote, Mr. Lockwood, nay; Mr. Saiia, aye; Mr. Bodkin Jr., aye; Ms. Bilotta-Simeone, aye; Mr. Bakaysa, nay. Motion passed, 3-2 vote.

Miriam Starrett, 460 Massachusetts Avenue, noted traffic can be an issue. Inquired as to hours of operation. Mr. Karapatsas responded probably 5 AM to 8 PM. Fred Cuddy, 466 Massachusetts Avenue, supports the applicant.

Motion made to close Information Meeting, Mr. Bodkin Jr., Second, Ms. Bilotta-Simeone, Motion passed. Information Meeting closed 6:57 PM. Findings and Directives will be prepared for September 10, 2012 Board Meeting.